177.0	0006	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,700 / 790,700
					USE VALUE:	790,700 / 790,700
					ASSESSED:	790,700 / 790,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARD DAVID/LAURA
Owner 2:	
Owner 3:	
Street 1:	83 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAVAO FLORIANO A & SUZANNE -
Owner 2:	-
Street 1:	83 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,723 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Brick Veneer Exterior and 3256 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5723.000	376,500		414,200	790,700
Total Card	0.131	376,500		414,200	790,700
Total Parcel	0.131	376,500		414,200	790,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 242.84 | /Parcel: 242.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119892
GIS Ref	
GIS Ref	
Insp Date	09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,500	0	5,723.	414,200	790,700	790,700	Year End Roll	12/18/2019
2019	101	FV	294,200	0	5,723.	408,300	702,500	702,500	Year End Roll	1/3/2019
2018	101	FV	306,900	0	5,723.	313,600	620,500	620,500	Year End Roll	12/20/2017
2017	101	FV	306,900	0	5,723.	295,800	602,700	602,700	Year End Roll	1/3/2017
2016	101	FV	306,900	0	5,723.	272,200	579,100	579,100	Year End	1/4/2016
2015	101	FV	287,000	0	5,723.	254,400	541,400	541,400	Year End Roll	12/11/2014
2014	101	FV	248,800	0	5,723.	234,300	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	248,800	0	5,723.	234,300	483,100	483,100		12/13/2012

!13917!

PRINT

Date	Time
12/11/20	03:48:27

LAST REV

Date	Time
10/02/18	15:22:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13917

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAVAO FLORIANO	51734-163		9/29/2008	Mult Lots	494,000	No	No		
	13012-376		7/8/1976		49,000	No	No		N

USER DEFINED

Prior Id # 1:	119892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2014	424	Inter Fi	12,500					
6/4/2013	796	Dormers	15,591					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	HS	Hanne S
6/17/2014	Info Fm Prmt	PC	PHIL C
4/10/2014	Measured	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Measured	372	PATRIOT
1/4/2000	Meas/Inspect	276	PATRIOT
12/10/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5723		Sq. Ft.	Site		0	70.	1.03	6									414,183						414,200	

Total AC/HA: 0.13138 | Total SF/SM: 5723 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,183 | Spl Credit | Total: 414,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK & GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.09910178
Const Adj.:	1.00308144
Adj $ / SQ:	115.761
Other Features:	124450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462485
Depreciation:	86022
Depreciated Total:	376463

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

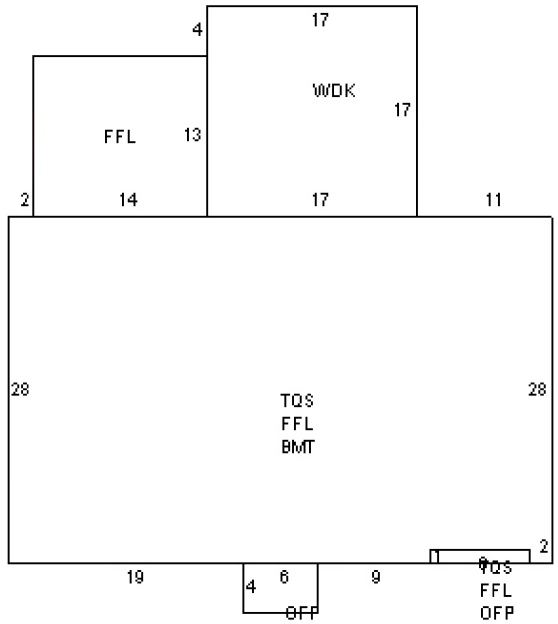
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	115.76
Special Features:	0	Val/Su Net:	96.96
Final Total:	376500	Val/Su SzAd	161.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,414	115.760	163,686
BMT	Basement	1,224	51.660	63,230
TQS	3/4 Story	924	115.760	106,963
WDK	Deck	289	9.490	2,742
OFP	Open Porch	32	44.140	1,412

Net Sketched Area:	3,883			Total:	338,033
Size Ad	2338	Gross Are	4191	FinArea	3256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	